

THE FOLLOWING
“NOTICE OF TRUSTEE’S SALE”
WERE SCANNED AND PLACED ON THE WEBSITE BY THE
POTTER COUNTY CLERK ON:
[September 11th, 2024](#)
IF A WITHDRAWAL OF THE NOTICE OF TRUSTEE’S SALE HAS BEEN
RECEIVED, THE WITHDRAWL NOTICE
WILL NOT
BE REFLECTED ON THE WEBSITE.

JULIE SMITH, COUNTY CLERK
POTTER COUNTY, TEXAS

Instrument Number	Recording Date	Grantor	Grantee
2024NOTS0137	7/11/2024 10:32	SAUCEDO ISRAEL TRUSTEE	LUEVANO ROGELIO
2024NOTS0149	7/16/2024 13:01	HAMILTON HOLLIS ROSE ATTY ,HAMILTON HOLLIS ATTY	GRAHAM JANETTE DIANE
2024NOTS0150	7/16/2024 13:01	HECK SHANNON TRUSTEE	AGUIRRE RUBEN
2024NOTS0153	7/23/2024 10:36	BAZALDUA JOSE A TRUSTEE,NESTOR SOLUTIONS LLC	QUINTERO MARY HELEN
2024NOTS0154	7/25/2024 10:30	HAMILTON HOLLIS ROSE ATTY	SOUD AHMED
2024NOTS0155	7/25/2024 10:30	HECK SHANNON TRUSTEE,ANDRING JONATHAN ATTY	BLANCO CANDELARIO,BLANCO DELLA YULISA
2024NOTS0156	7/25/2024 13:27	SAUCEDO ISRAEL TRUSTEE	BENITEZ MARGARITO
2024NOTS0158	8/1/2024 12:53	BAZALDUA JOSE A TRUSTEE	HEREDIA NEMUEL ,LOPEZ CASSANDRA
2024NOTS0163	8/8/2024 11:19	SAUCEDO ISRAEL TRUSTEE	BRYANT SEBASTIAN
2024NOTS0172	8/15/2024 10:03	BAZALDUA JOSE A TRUSTEE ,GEORGE RONNY ATTY	FERNANDEZ ROBERT ,FERNANDEZ MARTHA A
2024NOTS0176	8/27/2024 10:43	BAZALDUA JOSE A,PRESTIGE DEFAULT SERVICES LLC	HUNT HENRY,HUNT JIMMIA SUE
2024NOTS0177	8/29/2024 11:32	VASQUEZ ALEX TRUSTEE	VILLEZCAS ESTRELLA
2024NOTS0178	9/3/2024 10:42	OLSON HAYDEN C TRUSTEE	GUTIERREZ IRMA CERVANTEZ
2024NOTS0179	9/3/2024 10:50	KING SUZIE TRUSTEE	CHAPMAN ROSE
2024NOTS0180	9/3/2024 10:59	JONES PAIGE TRUSTEE	ALFORD ANTHONY WAYNE
2024NOTS0181	9/4/2024 15:39	MOSLEY MARK L TRUSTEE	AGUILAR SANTAGO F,AGUILAR MARIA MORALES
2024NOTS0183	9/5/2024 13:13	BOWERS SUSAN TRUSTEE ,MACKIE L KELLER ATTY	SMITH ESTHER R
2024NOTS0184	9/9/2024 14:20	MCLAIN KERRY TRUSTEE	YOUNG CINDY WELLS,WELDEN CINDY,YOUNG CHARLES B
2024NOTS0185	9/9/2024 15:00	BAZALDUA JOSE A TRUSTEE,PLANET HOME LENDING LLC	TUTSON ANTWAIN

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: October 01, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: 11TH FLOOR AUDITORIUM, SANTA FE BUILDING, LOCATED AT 9TH AND POLK OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 01, 2018 and recorded in Document CLERK'S FILE NO. 2018OPR0002869 real property records of POTTER County, Texas, with ROGELIO LUEVANO, AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROGELIO LUEVANO, AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$89,351.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077

2024NOTS0137 NOTTS
07/11/2024 10:32 AM Total Pages: 3
Julie Smith, County Clerk - Potter County, TX



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

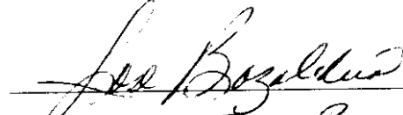
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, BOBBY FLETCHER, DAVID RAY, BRUCE MILLER, ISRAEL CURTIS, SHANN SHANNON HECK, RONNIE HECK, JOSE BAZALDUA, ANTONIO BAZALDUA, CHELSEA BROOKS, SUSAN BOWERS, OR STACY RAPIER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Jose Bazaldua, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7-11-2024 I filed at the office of the POTTER County Clerk and caused to be posted at the POTTER County courthouse this notice of sale.


Declarants Name: Jose Bazaldua
Date: 7-11-2024

3831 NE 26TH AVE
AMARILLO, TX 79107

0000010061380

0000010061380

POTTER

EXHIBIT "A"

LOT NO. 30, BLOCK NO. 4, MESA VERDE UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 695, PAGE 203, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 125705-TX

Date: July 10, 2024

County where Real Property is Located: Potter

ORIGINAL MORTGAGOR: JANETTE DIANE GRAHAM, UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR THRIVE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 12/21/2021, RECORDING INFORMATION: Recorded on 12/22/2021, as Instrument No. 2021OPR0019074

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 12, BLOCK 1, THE VINEYARDS UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 4230, PAGE 793, OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **10/1/2024**, the foreclosure sale will be conducted in **Potter** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



4820984

2024NOTS0149
07/16/2024 01:01 PM Total Pages: 2
Julie Smith, County Clerk - Potter County, TX
NOTTS

Matter No.: 125705-TX

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, CONRAD WALLACE, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, BOBBY FLETCHER, DAVID RAY, BRUCE MILLER, ISRAEL CURTIS, SHANNON HECK, RONNIE HECK, JOSE A. BAZALDUA, GABRIELLE CARRIER, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

By: *Hollis Hamilton*

Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:

ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: 10/01/2024

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Potter County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 4, 2004 and recorded in the real property records of Potter County, TX and is recorded under Clerk's Book 3477, Page 174, Instrument number 01026485 with Ruben Aguirre (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for First Magnus Financial Corporation, an Arizona Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Ruben Aguirre, securing the payment of the indebtedness in the original amount of \$94,621.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005-RF6 Securities Corporation Mortgage Loan Trust 2005-RF6 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOTS NO. 7 AND 8, BLOCK NO. 24, NORTH HIGHLANDS SUBDIVISION OF TARTER ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 139, PAGE 324, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

2024NOTS0150 NOTTS
07/16/2024 01:01 PM Total Pages: 2
Julie Smith, County Clerk - Potter County, TX



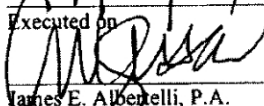
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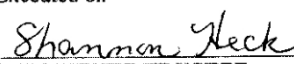
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005-RF6
3476 Stateview Blvd
Fort Mill, SC 29715

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq or Candace Sissac, Esq OR Shannon Heck, Ronnie Heck, Jose A. Bazaldua OR Antonio Bazaldua or Susan Bowers whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck whose address is 1 Mauchly, Irvine, CA 92618, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Executed on 07/16/24

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Candace Sissac, Esq.
6565 N MacArthur Drive, Suite 470
Irving, TX 75039

Executed on July 16, 2024

SUBSTITUTE TRUSTEE
Agency Sales & Posting
Shannon Heck, Ronnie Heck, Jose A. Bazaldua OR
Jose A. Bazaldua or Antonio Bazaldua or Susan
Bowers OR AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Potter County Clerk and caused to be posted at the Potter County courthouse this notice of sale.

Declarants Name: _____
Date: _____

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-09604-TX

2024NOTS0153 NOTTS
07/23/2024 10:36 AM Total Pages: 3
Julie Smith, County Clerk - Potter County, TX



Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 10/1/2024
Time: The earliest time the sale will begin is 10:00 AM , or within three (3) hours after that time.
Place: Potter County Courthouse, Texas, at the following location: 500 South Fillmore Street , Amarillo, TX 79101 11TH FLOOR AUDITORIUM, SANTA FE BUILDING LOCATED AT 9TH & POLK, AMARILLO, TX
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

Lot No. 2, Block No. 2, Highland Park Replat, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, recorded in Volume 695, Page 263, of the Deed Records of Potter County, Texas.

Commonly known as: 603 S HIGHLAND STREET AMARILLO, TX 79104

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 12/23/2010 and recorded in the office of the County Clerk of Potter County, Texas, recorded on 12/30/2010 under County Clerk's File No 01187412, in Book 4284 and Page 267 Along with Correction Affidavit recorded 6/5/24 as Instrument No. 2024OPR0006998 The subject Deed of Trust was modified by Loan Modification recorded as No. 2022OPR0011668 and recorded on 08/22/2022; and Along with Loan Modification Correction Affidavit recorded as No. 2023OPR0009932 and recorded 08/11/2023; and Loan Modification recorded as No. 2023OPR0015202 and recorded on 12/14/2023, Along with Correction Affidavit recorded 6/14/24 as Instrument No. 2024OPR0007439 of the Real Property Records of Potter County, Texas.

Grantor(s): Mary Helen Quintero an unmarried person
Original Trustee: Bill Castor
Substitute Trustee: Auction.com, Shannon Heck, Ronnie Heck, Antonio Bazaldua, Jose A. Bazaldua, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, Susan Bowers, George Hawthorne, Linda Booth, Jeff Booth, Ed Henderson, Lesa Scott, Nestor Solutions, LLC
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Gateway Mortgage Group LLC, an Oklahoma limited liability company, its successors and assigns

T.S. #: 2024-09604-TX

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$47,542.00, executed by Mary Helen Quintero an unmarried person, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Gateway Mortgage Group LLC, an Oklahoma limited liability company, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

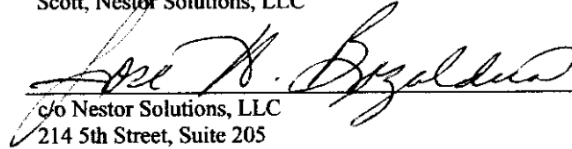
Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2024-09604-TX

Dated: 7-23-2024

Auction.com, Shannon Heck, Ronnie Heck, Antonio Bazaldua, Jose A. Bazaldua, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, Susan Bowers, George Hawthorne, Linda Booth, Jeff Booth, Ed Henderson, Lesa Scott, Nestor Solutions, LLC

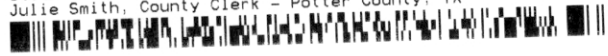


c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 122266-TX

Date: July 19, 2024

County where Real Property is Located: Potter

ORIGINAL MORTGAGOR: AHMED SOUD, AN UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR EUSTIS MORTGAGE CORP., DBA
VERITY MORTGAGE, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PLANET HOME LENDING, LLC

MORTGAGE SERVICER: PLANET HOME LENDING, LLC

DEED OF TRUST DATED 10/8/2022, RECORDING INFORMATION: Recorded on 10/11/2022, as Instrument
No. 2022OPR0014028

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 12, BLOCK 13, OF BELMAR UNIT 2, AN
ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP
OR PLAT THEREOF RECORDED IN VOLUME 695, PAGE 291, OF THE DEED RECORDS OF
POTTER COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **10/1/2024**, the foreclosure sale will be conducted in
Potter County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be
conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute
Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien
indebtedness superior to the Deed of Trust.

PLANET HOME LENDING, LLC is acting as the Mortgage Servicer for PLANET HOME LENDING, LLC who is
the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PLANET HOME
LENDING, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PLANET HOME LENDING, LLC
321 Research Parkway Ste 303
Meriden, CT 06450

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the
Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is
authorized to collect the debt and to administer any resulting foreclosure of the property securing the above
referenced loan.



Matter No.: 122266-TX

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE SHANNON HECK, RONNIE HECK, JOSE A. BAZALDUA, GABRIELLE CARRIER, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

By: *Hollis Hamilton* _____

Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:

ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036



24TX373-0070
3213 SW 10TH AVE, AMARILLO, TX 79106

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

THE EAST ONE-HALF OF LOTS 13 AND 14, IN BLOCK 19, OF THE SUMMERS ADDITION TO THE SAN JACINTO HEIGHTS ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 51, PAGE 549 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS

Security Instrument: Deed of Trust dated July 9, 2015 and recorded on July 20, 2015 as Instrument Number 1277687 in the real property records of POTTER County, Texas, which contains a power of sale.

Sale Information: October 01, 2024, at 10:00 AM, or not later than three hours thereafter, at the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.


Obligation Secured: The Deed of Trust executed by CANDELARIO BLANCO AND DELLA YULISA BLANCO secures the repayment of a Note dated July 9, 2015 in the amount of \$127,806.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.


Substitute Trustee(s): Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier, Antonio Bazaldua, Susan Bowers, Dustin George

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



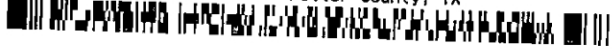
Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier, Antonio Bazaldua, Susan Bowers, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of POTTER County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



110 N INDEPENDENCE STREET
AMARILLO, TX 79106

00000010206811

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: October 01, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: 11TH FLOOR AUDITORIUM, SANTA FE BUILDING, LOCATED AT 9TH AND POLK OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 14, 2008 and recorded in Document VOLUME 4055, PAGE 828; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2022OPR0013340 real property records of POTTER County, Texas, with MARGARITO BENITEZ, grantor(s) and FIRSTBANK SOUTHWEST, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARGARITO BENITEZ, securing the payment of the indebtednesses in the original principal amount of \$59,119.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, BOBBY FLETCHER, DAVID RAY, BRUCE MILLER, ISRAEL CURTIS, SHANN SHANNON HECK, RONNIE HECK, JOSE BAZALDUA, ANTONIO BAZALDUA, CHELSEA BROOKS, SUSAN BOWERS, OR STACY RAPIER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the POTTER County Clerk and caused to be posted at the POTTER County courthouse this notice of sale.



Declarants Name: _____

Date: _____

110 N INDEPENDENCE STREET
AMARILLO, TX 79106

00000010206811

00000010206811

POTTER

EXHIBIT "A"

LOT NO. 7, BLOCK NO. 141, AMENDED SAN JACINTO HEIGHTS ADDITION, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 53, PAGE 226 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE SALE

2024NOTS0158
 08/01/2024 12:53 pm
 Julie Smith, County Clerk - Potter County, TX
 NOTTS
 Total Pages: 1

Deed of Trust Date: 9/6/2016	Grantor(s)/Mortgagor(s): NEMUEL HEREDIA, A SINGLE MAN AND CASSANDRA LOPEZ, A SINGLE WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NATIONS RELIABLE LENDING, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Planet Home Lending, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 1299261	Property County: POTTER
Mortgage Servicer: Planet Home Lending, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 321 Research Parkway, Suite 303, Meriden, CT 06450
Date of Sale: 10/1/2024	Earliest Time Sale Will Begin: 10AM
Place of Sale of Property: At the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 20, BLOCK 75, OF WOLFLIN PARK UNIT NO. 5, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXA ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 500, PAGE 11, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier, Jose A. Bazaldua or Antonio Bazaldua or Susan Bowers, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

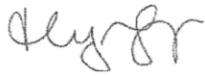
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 7/31/2024



Thuy Frazier, Attorney
 McCarthy & Holthus, LLP
 1255 West 15th Street, Suite 1060
 Plano, TX 75075
 Attorneys for Planet Home Lending, LLC

Dated: 8-1-2024

Jose A. Bazaldua

Printed Name:

Jose A. Bazaldua

Substitute Trustee
 c/o ServiceLink Auction
 1255 West 15th Street, Suite 1060
 Plano, TX 75075

MH File Number: TX-24-103425-POS
Loan Type: FHA

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: October 01, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: 11TH FLOOR AUDITORIUM, SANTA FE BUILDING, LOCATED AT 9TH AND POLK OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 03, 2021 and recorded in Document CLERK'S FILE NO. 2021OPR0013405; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 2023OPR0007586 real property records of POTTER County, Texas, with SEBASTIAN BRYANT, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SEBASTIAN BRYANT, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$181,649.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION
2800 TAMARACK ROAD
OWENSBORO, KY 42301

2024NOTS0163 NOTTS
08/08/2024 11:19 AM Total Pages: 3
Julie Smith, County Clerk - Potter County, TX



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, BOBBY FLETCHER, DAVID RAY, BRUCE MILLER, ISRAEL CURTIS, SHANN SHANNON HECK, RONNIE HECK, JOSE BAZALDUA, ANTONIO BAZALDUA, CHELSEA BROOKS, SUSAN BOWERS, OR STACY RAPIER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Jose Bazaldua, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8-8-2020 I filed at the office of the POTTER County Clerk and caused to be posted at the POTTER County courthouse this notice of sale.



Declarants Name: _____

Date: _____

1907 S VAN BUREN ST
AMARILLO, TX 79109

00000010207900

00000010207900

POTTER

EXHIBIT "A"

THE NORTH 50 FEET OF LOT 7 AND THE SOUTH 35 FEET OF LOT 8, BLOCK 4, OF THE SAWVELL'S SUBDIVISION OF BLOCK 240 OF THE PLEMONS ADDITION, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 11, PAGE 101 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

SELECT PORTFOLIO SERVICING, INC. (SPS)
FERNANDEZ, ROBERT AND MARTHA A.
1104 NORTH BUCHANAN, AMARILLO, TX 79107

CONVENTIONAL
Firm File Number: 15-021089

2024NOTS0172
08/15/2024 10:03 AM Total Pages: 2
Julie Smith, County Clerk - Potter County, TX

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 1, 2007, ROBERT FERNANDEZ AND MARTHA A. FERNANDEZ, HUSBAND AND WIFE, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to DAVID L. PRITCHARD, as Trustee, the Real Estate hereinafter described, to AMERICAN GENERAL FINANCIAL SERVICES, INC. in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of POTTER COUNTY, TX and is recorded under Clerk's File/Instrument Number 01113525 Volume 3928, Page 753, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, October 1, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in POTTER COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Potter, State of Texas:

LOT NO. 9, BLOCK NO. 37, TARTER ADDITION, AN ADDITION TO THE CITY OF AMARILLO, IN POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 16, PAGE 629, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

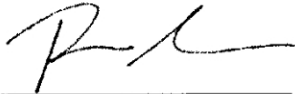
Property Address: 1104 NORTH BUCHANAN
AMARILLO, TX 79107
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: ONEMAIN FINANCIAL SERVICES, INC.
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE (S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

SUBSTITUTE TRUSTEE
Gabrielle Carrier, Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Antonio Bazaldua, or Susan Bowers
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day August 13, 2024

By: 
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823
Attorneys for OneMain Financial Services, Inc.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.

Notice of Substitute Trustee Sale

T.S. #: 24-11844

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 10/1/2024
Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter.
The sale will be completed by no later than **1:00 PM**
Place: **Potter County Courthouse in Amarillo, Texas, at the following location: The 11th floor auditorium, Santa Fe Building, located at 9th & Polk OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

LOT FOURTEEN (14), IN BLOCK SIXTEEN (16), COUNTRY CLUB TERRACE, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 139, PAGE 438 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 10/22/2012 and is recorded in the office of the County Clerk of Potter County, Texas, under County Clerk's File No 1225166, recorded on 11/2/2012, in Book --, Page --, of the Real Property Records of Potter County, Texas.
Property Address: 1309 BELLAIRE ST AMARILLO, TX 79106

Trustor(s):	HENRY HUNT and JIMMIA SUE HUNT	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NEW DAY FINANCIAL, LLC, ITS SUCCESSORS AND ASSIGNS
Current Beneficiary:	GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1	Loan Servicer:	GITSIT Solutions, LLC
Current Substituted Trustees:	Auction.com, Shannon Heck, Ronnie Heck, Antonio Bazaldua, Jose A. Bazaldua, Gabrielle Carrier, Rick Snoke, Prestige Default Services, LLC		

T.S. #: 24-11844

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by HENRY HUNT AND JIMMIA SUE HUNT, HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$129,000.00, executed by HENRY HUNT AND JIMMIA SUE HUNT, HUSBAND AND WIFE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NEW DAY FINANCIAL, LLC, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of HENRY HUNT AND JIMMIA SUE HUNT, HUSBAND AND WIFE to HENRY HUNT and JIMMIA SUE HUNT. GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

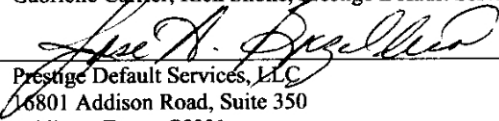
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1
c/o GITSIT Solutions, LLC
333 S. Anita Drive, Suite 400,
Orange, CA 92868
(888) 566-3287

T.S. #: 24-11844

Dated: 8-27-2024 Auction.com, Shannon Heck, Ronnie Heck, Antonio Bazaldua, Jose A. Bazaldua,
Gabrielle Carter, Rick Snoke, Prestige Default Services, LLC,


Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department



Notice of Foreclosure Sale

August 29, 2024

Deed of Trust ("Deed of Trust"):

Dated: June 4, 2024

Grantor: Estrella Villezcas

Trustee: Alex Vasquez

Lender: Vicente Baeza and Stephanie Baeza

Recorded in: Instrument No. 2024OPR0007053 of the real property records of Potter County, Texas, being in renewal and extension of Potter recorded in Instrument No. 2024OPR0007053 of the real property records of Potter County, Texas

Legal Description: Lot Number Five (5), Block No. Five (5), of the Summers Addition to the City of Amarillo, Potter County, Texas (Residentially known as 832 S. Virginia St., Amarillo, TX 79106).

Secures: Promissory Note ("Note") in the original principal amount of \$85,000.00, executed by Estrella Villezcas ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, October 1, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: On the 11th floor of the Santa Fe Building located at 900 S. Polk St., Amarillo, Texas 79101

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Vicente Baeza and Stephanie Baeza's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Vicente Baeza and Stephanie Baeza, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Vicente Baeza and Stephanie Baeza's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Vicente Baeza and Stephanie Baeza's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

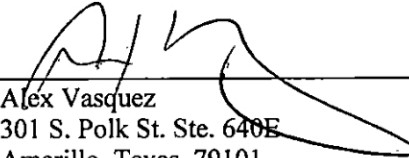
If Vicente Baeza and Stephanie Baeza passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Vicente Baeza and Stephanie Baeza. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



Alex Vasquez
301 S. Polk St. Ste. 640E
Amarillo, Texas 79101
Telephone (806) 374-2201
Telecopier (806) 373-5166



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: September 3, 2024

DEED OF TRUST

Date: December 28, 2023

Grantor: IRMA CERVANTEZ GUTIERREZ

Original Trustee: AUSTIN MARTIN

Substitute Trustee: HAYDEN C. OLSON

Original Beneficiary: GREAT PLAINS LAND INVESTMENTS, LLC, a Texas limited liability company

Current Beneficiary: GREAT PLAINS LAND INVESTMENTS, LLC a Texas limited liability company

County Where Property is Located: Potter County, Texas

Recorded in: Deed of Trust recorded in Document No. 2024OPR0006829, Official Public Records of Potter County, Texas

Property:

Tract I: Tract 30 Younger Farms - FIELD NOTES for a 5.01 acre tract of land out of a 230.28 acre tract of land as described in Instrument No. 2022-0010918 to Great Plains Land Investments out of the north portion of Section 29, Block 2, Abstract No. 13, A. B. & M. Survey, Potter County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod set with a yellow cap inscribed "RPLS 4263" (hereafter referred to as an OJD cap) which bears S. 89° 49' 56" E. a distance of 4111.81 feet and S. 00° 07' 13" W. a distance of 1697.25 feet from a 3/8" iron rod found at the northwest corner of said Section 29 for the northwest corner of this tract.

THENCE S. 89° 49' 56" E. a distance of 1144.58 feet to an OJD cap set in the west right-of-way line of F.M. Highway 1912 for the northeast corner of this tract.

THENCE S. 00° 07' 13" W., along said west right-of-way line, a distance of 190.67 feet to an OJD cap set for the southeast corner of this tract.

THENCE N. 89° 49' 56" W. a distance of 1144.58 feet to an OJD cap set for the southwest corner of this tract.

THENCE N. 00° 07' 13" E. a distance of 190.67 feet to the place of BEGINNING and containing 5.01 acres of land.

Tract II: Tract 33 Younger Farms - FIELD NOTES for a 70.24 acre tract of land out of a 230.28 acre tract of land as described in Instrument No. 2022-0010918 to Great Plains Land Investments out of the north portion of Section 29, Block 2, Abstract No. 13, A. B. & M. Survey, Potter County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod set with a yellow cap inscribed "RPLS 4263" (hereafter referred to as an OJD cap) in the south right-of-way line of N.E. 8th Avenue which bears S. 00° 10' 14" W. a distance of 50.10 feet and S. 89° 49' 56" E. a distance of 2353.45 feet from a 3/8" iron rod found at the northwest corner of said Section 29 for the most northerly northwest corner of this tract.

THENCE S. 89° 49' 56" E., along said right-of-way line, a distance of 60.00 feet to an OJD cap set for the most northerly northeast corner of this tract.

THENCE S. 00° 00' 00" W. a distance of 1075.15 feet to an OJD cap set for an ell corner of this tract.

THENCE S. 89° 49' 56" E. a distance of 1696.15 feet to an OJD cap set for an ell corner of this tract.

THENCE S. 00° 07' 13" W. a distance of 1116.30 feet to an OJD cap set for an angle corner of this tract.

THENCE S. 87° 03' 21" E. a distance of 1145.97 feet to an OJD cap set in the west right-of-way line of F.M. Highway 1912 for the most easterly northeast corner of this tract.

THENCE S. 00° 07' 13" W., along said west right-of-way line, a distance of 60.07 feet to a "4664 Cap" found in the north right-of-way line of the abandoned C. & R. I. Railroad for the southeast corner of this tract.

THENCE N. 87° 03' 21" W., along said north right-of-way line, a distance of 3942.76 feet to an OJD cap set for the most southerly southwest corner of this tract.

THENCE N. 00° 00' 00" E. a distance of 654.78 feet to an OJD cap set for an ell corner of this tract.

THENCE N. 89° 53' 09" W., at 1304.17 feet pass an OJD cap set in the east margin of Jackrabbit Road, a total distance of 1318.37 feet to the west line of said Section 29 for the most westerly southwest corner of this tract.

THENCE N. 00° 10' 14" E., along said west line, a distance of 60.00 feet to the most westerly northwest corner of this tract.

THENCE S. 89° 53' 09" E., at 14.5 feet pass an OJD cap set in said east margin of said Jackrabbit Road, a total distance of 1272.62 feet to an OJD cap set for an ell corner of this tract.

THENCE N. 00° 00' 00" E. a distance of 81.32 feet to an OJD cap set for an ell corner of this tract.

THENCE S. 89° 49' 56" E. a distance of 1085.00 feet to an OJD cap set for an ell corner of this tract.

THENCE N. 00° 00' 00" E. a distance of 1320.00 feet to the place of BEGINNING and containing 70.24 acres of land. (the "Property").

NOTE SECURED BY DEED OF TRUST

Date: November 15, 2023

Amount: \$276,250.00

Maker: IRMA CERVANTEZ GUTIERREZ

Payee: GREAT PLAINS LAND INVESTMENTS, LLC, a Texas limited liability company

Holder of Note: GREAT PLAINS LAND INVESTMENTS, LLC, a Texas limited liability company

Substitute Trustee's Mailing Address: 1408-A Buddy Holly Ave., Lubbock, Lubbock County, Texas 79401

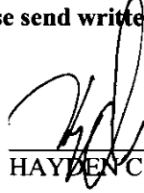
DATE OF SALE OF PROPERTY: Tuesday, October 1, 2024, between ten o'clock A.M. and four o'clock P.M.

PLACE OF SALE OF PROPERTY: The sale will occur at the location designated by the Potter County Commissioners Court in accordance with Section 51.002 (a) of the Texas Property Code. The current designated location is **the 11th floor auditorium, Santa Fe Building, located at 9th & Polk, Amarillo, Texas 79101.**

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property described in said Deed of Trust by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

NOTICE TO MEMBERS OF THE ARMED FORCES OF THE UNITED STATES

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



HAYDEN C. OLSON, Substitute Trustee

NOTICE OF TRUSTEE'S SALE

DATE: September 3, 2024

DEED OF TRUST:

Date: April 1, 2010

Grantor: Rose Chapman

Trustee: Suzie King

Trustee's Mailing Address: 117 Parker Street, Amarillo TX 79106

Beneficiary: Financial 492 Trust

County Where Property Is Located: Potter

Recording Information: recorded on April 12, 2010 in Volume 4206, Pages 757 – 760 of the Official Public Records of Potter County, Texas, as Document Number 01171369.

Property Description: The East 150 feet of Lot 17, Block 7, Pleasant Valley Unit Number 1, an Addition to the City of Amarillo, Potter County, Texas

2024NOTS0179 NOTTS
09/03/2024 10:50 AM Total Pages: 4
Julie Smith, County Clerk - Potter County, TX



NOTE:

Date: March 29, 2010

Amount: \$79,406.00

Debtor: Rose Chapman

Holder: Financial 492 Trust

Date of Sale of Property (first Tuesday of month): October 1, 2024

Time of Sale of Property: 10:00 a.m. or as soon as practical thereafter

Place of Sale of Property: The area designated by Potter County as the official location for real property foreclosure sales.

Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust. Because of that default, the owner and Holder of the Note and Beneficiary under the Deed of Trust has requested Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Trustee will sell the Property "AS IS" by public sale to the highest bidder for cash in accordance with the Deed of Trust.

Suzie King
Suzie King, Trustee

STATE OF TEXAS §

§

COUNTY OF POTTER §

This instrument was acknowledged before me on the 3rd day of September, 202~~5~~, by Suzie King as Trustee.

Jesse Chavez
Notary Public, State of Texas



After recording, return to:
Hal O. Collier
1379 Avenida De Aprisa
Camarillo CA 93010

STATEMENT OF BALANCE DUE

September 3, 2024

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
AND VIA U.S. MAIL

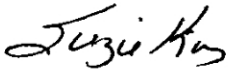
Olen Meisenheimer
4201 Hilltop
Amarillo, Texas 79108

Re: Indebtedness evidenced by Promissory Note dated March 29, 2010, in the original principal sum of \$79,406.00, ("Indebtedness") executed by Rose Chapman, payable to Financial 492 Trust ("Creditor"), secured by a Deed of Trust covering the property legally described as: The East 150 feet of Lot 17, Block 7, Pleasant Valley Unit Number 1, an Addition to the City of Amarillo, Potter County, Texas, (the "Property") from Rose Chapman to Suzie King, Trustee, for the benefit of Financial 492 Trust, and recorded in Volume 4206, Pages 757 - 760 of the Official Public Records of Potter County, Texas.

Dear Mr. Meisenheimer:

As of Sept. 3, 2024, the balance owed on the debt referenced above was \$50,861.60

Yours very truly,



Financial 492 Trust
117 Parker Street
Amarillo TX 79106

FAIR DEBT COLLECTION PRACTICES ACT NOTICE

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. Sections 1601, et seq., we are providing you with the following notice in connection with the collection of all indebtedness and obligations evidenced by or securing payment of the note described in the letter accompanying this notice (the "Debt"):

Unless you dispute the validity of all or any portion of the Debt within thirty (30) days after receipt of this notice, we will assume that the Debt is valid. The amount of the Debt and the name of the creditor to whom the Debt is owed (the "Lender") are stated in the letter accompanying this notice. If you do notify us in writing within the thirty-day period that all or any portion of the Debt is disputed, we will mail you verification of the Debt or a copy of a judgment against you (if the Debt has been rendered to a judgment). In addition, upon your written request within the thirty-day period, we will provide you with the name and address of the original creditor, if different from Lender. One purpose of this communication is to collect a debt and any information obtained will be used for that purpose.

FAIRDEBT.NOT

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DEED OF TRUST INFORMATION:

Date: January 31, 1997
Grantor(s): ANTHONY WAYNE ALFORD, A SINGLE PERSON
Original Mortgagee: FRANKLIN AMERICAN MORTGAGE COMPANY
Original Principal: \$39,200.00
Recording Information: Book 2640, Page 750
Property County: Potter
Property: LOT 3, BLOCK 3 OF GRANDVIEW UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 500, PAGE 551 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.
Property Address: 2704 South Highland Street
Amarillo, TX 79103

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Newrez LLC d/b/a/ Shellpoint Mortgage Servicing
Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer: 75 Beattie Place
Address: Greenville, SC 29601

SALE INFORMATION:

Date of Sale: October 1, 2024
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: Santa Fe Building, 900 S. Polk Street, Amarillo, TX 79101 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Trustee: Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act
Substitute Trustee Address: 546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com

2024NOTS0180 NOTTS
09/03/2024 10:59 AM Total Pages: 2
Julie Smith, County Clerk - Potter County, TX

APPOINTMENT OF SUBSTITUTE TRUSTEE:

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: September 4, 2024

Deed of Trust:

Date: March 1, 2022
Grantor: Santiago F. Aguilar and Maria Morales Aguilar
Lender: Tilmon S. Woodward
Substitute Trustee: Mark L. Mosley
Recording Information: Deed of Trust recorded in Volume 3170, Page 297 of the Official Public Records of Potter County, Texas.
Property: Lot 9, SAVE AND EXCEPT the easterly 3 feet thereof, Block 11, of the Martin Addition Unit No. 9, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, recorded in Volume 500, Page 477, of the Deed Records of Potter County, Texas. (3500 N.E. 22nd)

Note:

Date: March 1, 2022
Amount: \$40,500.00
Maker: Santiago F. Aguilar and Maria Morales Aguilar
Payee: Tilmon S. Woodward
Holder: Tilmon S. Woodward

Date of Sale of Property (first Tuesday of month): October 1, 2024

Earliest Time of Sale of Property: Between 1:00 p.m. and 4:00 p.m.

Place of Sale of Property: In the ballroom on the 11th floor of the Santa Fe Building, 900 S. Polk, Amarillo, Texas 79101, or other place as designated by the commissioners' court.

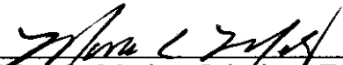
Conditions of Sale: Because of default in the performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at 1:00 p.m. as stated above or within three (3) hours after that time.

THE PROPERTY WILL BE SOLD "AS IS" WITHOUT ANY WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THAT OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE OR USE.

ADDITIONALLY THE PROPERTY WILL BE SOLD SUBJECT TO A DEED OF TRUST



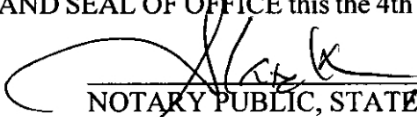
DATED APRIL 26, 2016, RECORDED UNDER CLERK'S FILE NO. 2016007042, OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS SECURING A NOTE OF EVEN DATE THEREOF IN THE ORIGINAL PRINCIPAL AMOUNT OF \$42,000.00.


Mark L. Mosley, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF RANDALL §

BEFORE ME, the undersigned authority on this day personally appeared Mark L. Mosley, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his said capacity for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 4th day of September 2024.


NOTARY PUBLIC, STATE OF TEXAS




NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

- 1. Property to Be Sold.** The property to be sold is described as follows: THE SOUTH HALF (S/2) OF LOT NO. 21, BLOCK NO. 1, J.M. MULLEN SUBDIVISION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 151, PAGE 275, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 01/25/2001 and recorded in Book 3035 Page 409 Document 942369 real property records of Potter County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 10/01/2024
Time: 01:00 PM
Place: Potter County, Texas at the following location: At the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas, TX OR AS MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT or as designated by the County Commissioners Court.
- 4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. Obligations Secured.** The Deed of Trust executed by ESTHER R. SMITH, provides that it secures the payment of the indebtedness in the original principal amount of \$64,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WENDOVER PP is the current mortgagee of the note and deed of trust and WENDOVER FINANCIAL SERVICES is mortgage servicer. A servicing agreement between the mortgagee, whose address is WENDOVER PP c/o WENDOVER FINANCIAL SERVICES, 3900 Capital City Blvd, Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am SUSAN BOWERS whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 9-5-2024 I filed this Notice of Foreclosure Sale at the office of the Potter County Clerk and caused it to be posted at the location directed by the Potter County Commissioners Court.

2024NOTS0183
09/05/2024 01:13 PM Total Pages: 1
Julie Smith, County Clerk - Potter County, TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

* * * * *

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DATE: August 14, 2024

SECURITY INSTRUMENT: Date: June 29, 2017
Grantor: Cindy Wells Young, who was formerly known as
Cindy Welden, and husband, Charles B. Young
Lender: Debbie Barnes dba Debbie Barnes Investments
Trustee: Donald E. Jackson
Substitute Trustee: Kerry McLain, Garland D. Sell, and Luke Bussen
Recorded: Clerk's File No. 2017OPR0010338 in the Official
Public Records of Potter County, Texas

PROPERTY: **Lot 2, Block 14, of West Lawn Unit No. 3, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, recorded in Volume 560, Page 361, of the Deed Records of Potter County, Texas, which has the address of 3703 Westlawn, Amarillo, TX 79102**

SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any, and all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument.

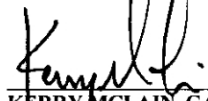
DATE OF SALE: October 1, 2024

EARLIEST TIME SALE WILL BEGIN: 10:00 a.m. or within three hours after that time.

PLACE OF SALE: **11th Floor auditorium, Santa Fe Building, located at 9th and Polk, Amarillo, Potter County, Texas, pursuant to Commissioners Court Minutes dated July 22, 2013, recorded under Clerk's File No. 1240374 in the Official Public Records of Potter County, Texas.**

Because of default in performance of the obligations of the Security Instrument, Substitute Trustee will sell the property described in the Security Instrument by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Security Instrument.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Grantor, the Beneficiary, the Substitute Trustee, or the Beneficiary's attorney.



KERRY MCLAIN, GARLAND D. SELL,
And **LUKE BUSSEN**, Substitute Trustee
4801 Lexington Square
Amarillo, TX 79119-6572
806.374.3765

2024NOTS0184 NOTTS
09/09/2024 02:20 pm Total Pages: 1
Julie Smith, County Clerk - Potter County, TX



Notice of Substitute Trustee Sale

T.S. #: 24-11761

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 10/1/2024
Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter. The sale will be completed by no later than **1:00 PM**
Place: **Potter County Courthouse in Amarillo, Texas, at the following location: At the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

LOT 7, BLOCK 3, AMARILLO HEIGHTS ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 18, PAGE 241 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 5/13/2022 and is recorded in the office of the County Clerk of Potter County, Texas, under County Clerk's File No 2022OPR0006923, recorded on 5/16/2022, of the Real Property Records of Potter County, Texas.
Property Address: 1400 N POLK ST AMARILLO, TEXAS 79107

Trustor(s): ANTWAIN TUTSON
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMARILLO NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary: Planet Home Lending, LLC
Loan Servicer: Planet Home Lending, LLC

Current Substituted Trustees: Auction.com, Shannon Heck, Ronnie Heck, Antonio Bazaldua, Jose A. Bazaldua, Gabrielle Carrier, Rick Snoke, Prestige Default Services, LLC

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

T.S. #: 24-11761

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by ANTWAIN TUTSON, A SINGLE MAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$49,094.00, executed by ANTWAIN TUTSON, A SINGLE MAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMARILLO NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ANTWAIN TUTSON, A SINGLE MAN to ANTWAIN TUTSON. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Planet Home Lending, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301
(855) 884-2250

Dated: 9-9-2024

Auction.com, Shannon Heck, Ronnie Heck, Antonio Bazaldua, Jose A. Bazaldua,
Gabrielle Carrier, Rick Snoke, Prestige Default Services, LLC,



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (866) 539-4173
Website: <https://www.servicelinkauction.com>

T.S. #: 24-11761

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department